

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Lockton Avenue, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$660,000

Median sale price

Median price \$862,000 Property Type House Suburb Reservoir

Period - From 01/07/2022 to 30/09/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	17 Alvarado Av THOMASTOWN 3074	\$682,000	22/10/2022
2	10 Michelle Cl THOMASTOWN 3074	\$675,000	14/09/2022
3	21 Palmer St FAWKNER 3060	\$640,000	31/08/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/11/2022 09:28



 3  1  2

Property Type: House
Land Size: 546 sqm approx
Agent Comments

Indicative Selling Price
 \$620,000 - \$660,000
Median House Price
 September quarter 2022: \$862,000

Comparable Properties

17 Alvarado Av THOMASTOWN 3074 (REI)

Agent Comments

 3  1  3

Price: \$682,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 564 sqm approx



10 Michelle Ct THOMASTOWN 3074 (REI)

Agent Comments

 3  2  3

Price: \$675,000
Method: Private Sale
Date: 14/09/2022
Property Type: House
Land Size: 551 sqm approx



21 Palmer St FAWKNER 3060 (REI/VG)

Agent Comments

 3  1  1

Price: \$640,000
Method: Private Sale
Date: 31/08/2022
Property Type: House
Land Size: 585 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100